



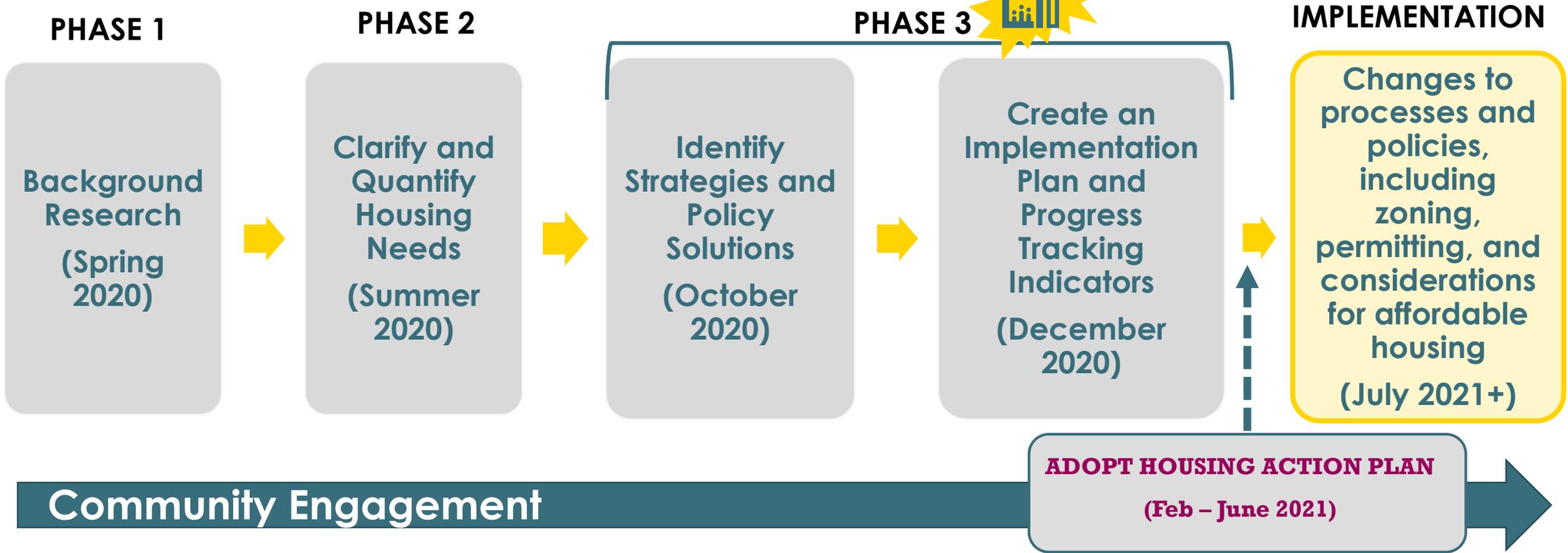
# LYNNWOOD HOUSING ACTION PLAN

## Planning Commission Update

January 28, 2021



# Developing a Housing Action Plan

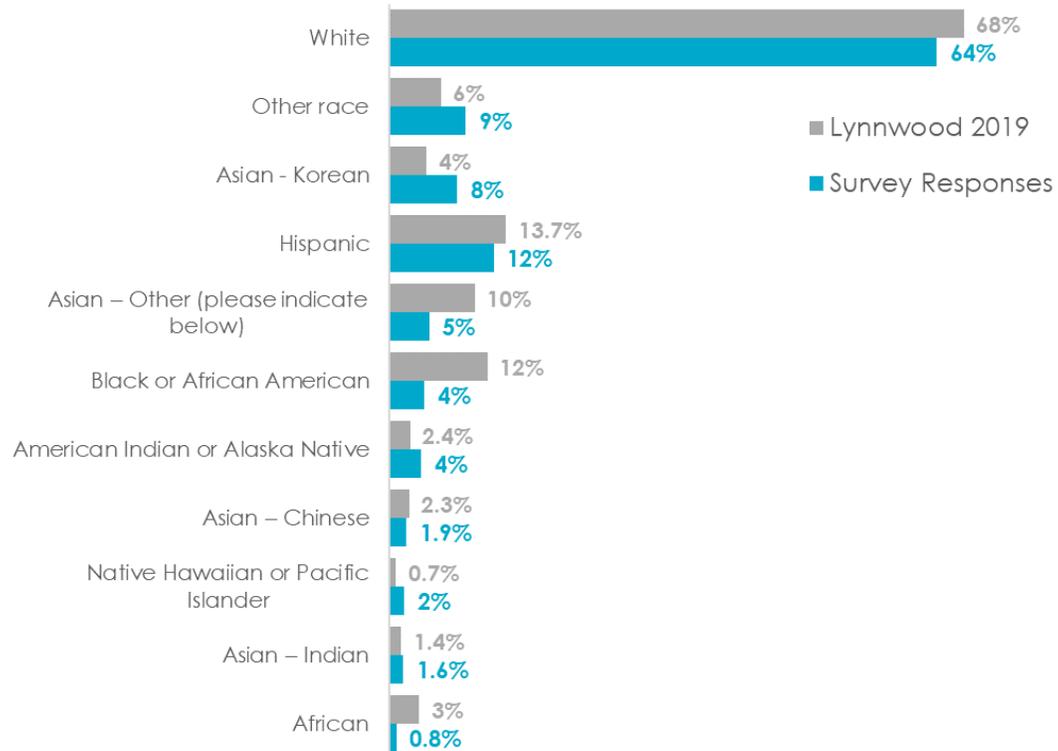




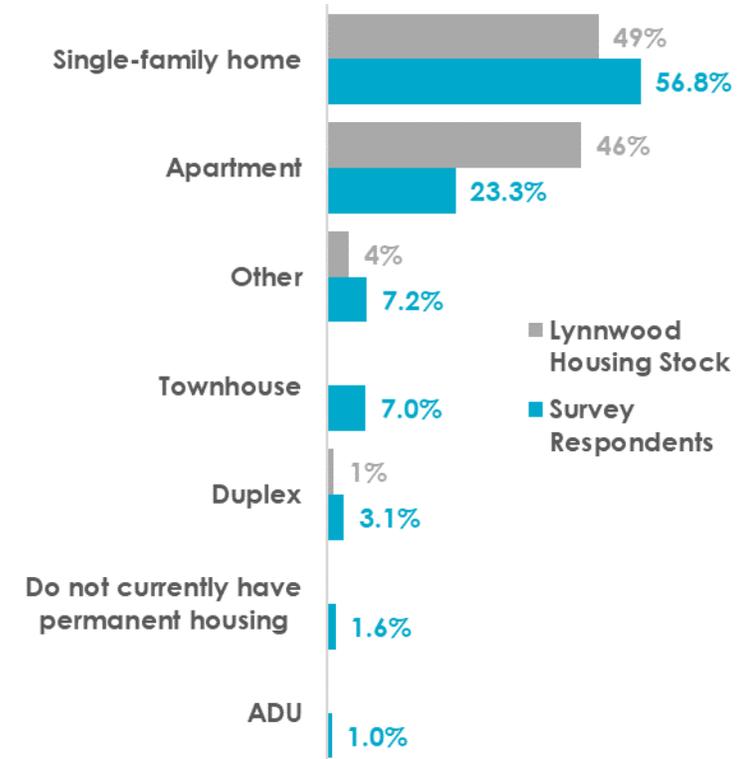
# PUBLIC ENGAGEMENT

# Who have we heard from?

Respondents, by race and/or ethnic identity

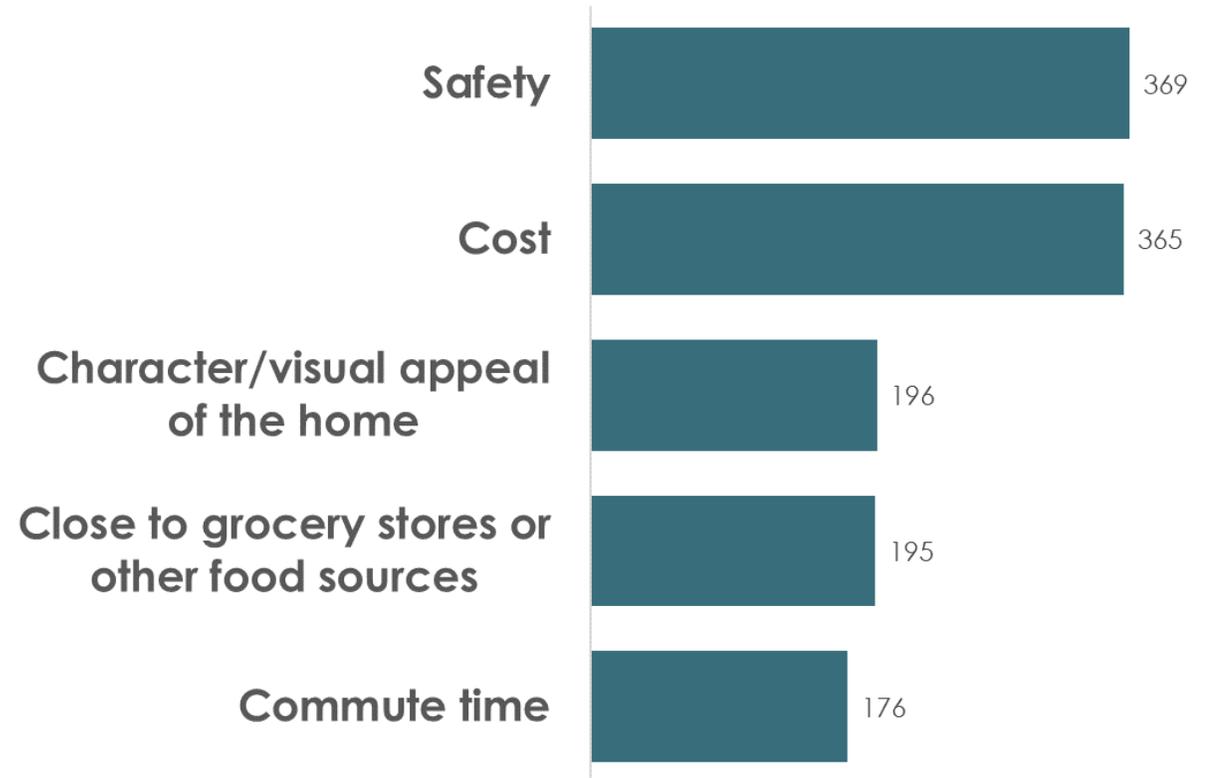


Respondents, by housing type



When you are looking for a place to live, what is most important to you?

Top 5 Responses



# Different Housing Types

## ADUs

- Homeowners feel that **cost and complexity** are the biggest barriers to building an ADU
- Renters express that **privacy and proximity to a landlord** are the least desirable traits of ADUs
- 17% who responded (43 people) say that they **would enjoy living in an ADU**



# Different Housing Types

## Duplexes/Triplexes/Fourplexes

- Like that they are **more affordable** than single-family homes
- Feel that that **fit well** in existing neighborhoods
- Could see this type **throughout residential neighborhoods** in Lynnwood
- Concerns about **parking and traffic**



# Different Housing Types

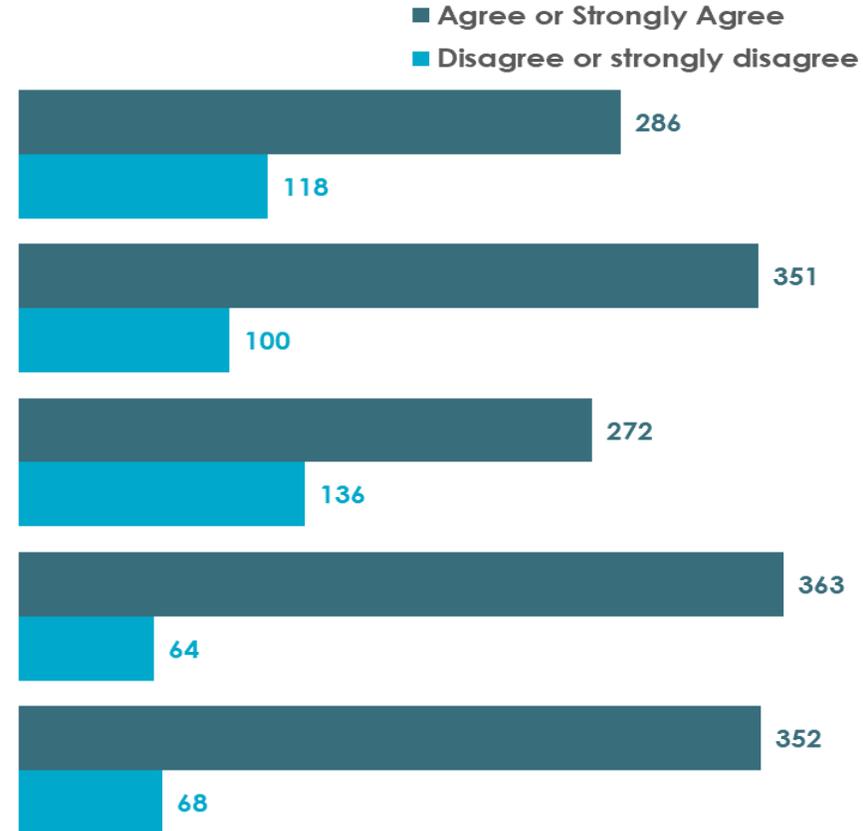
## Townhomes

- Like that they offer **affordable home ownership** opportunities
- Could see this type **throughout Lynnwood**
- Concerns about **parking and traffic**
- Hesitations around **HOA fees and restrictions**



# Agree / Disagree Statements

- The city should offer **incentives** to developers for inclusion of affordable housing
- The city should **require** developers to **build affordable housing**
- I am concerned that I will not be able to live in Lynnwood because of **housing costs**
- I would like the city to create a **rental inspection program**
- I would like to see more **renter/tenant protections** in Lynnwood



## Housing Action Plan Goals

### PRODUCE

Produce housing that meets the needs of the community.

### PRESERVE

Preserve existing housing that is affordable and safe so that people can stay in Lynnwood.

### PARTNER

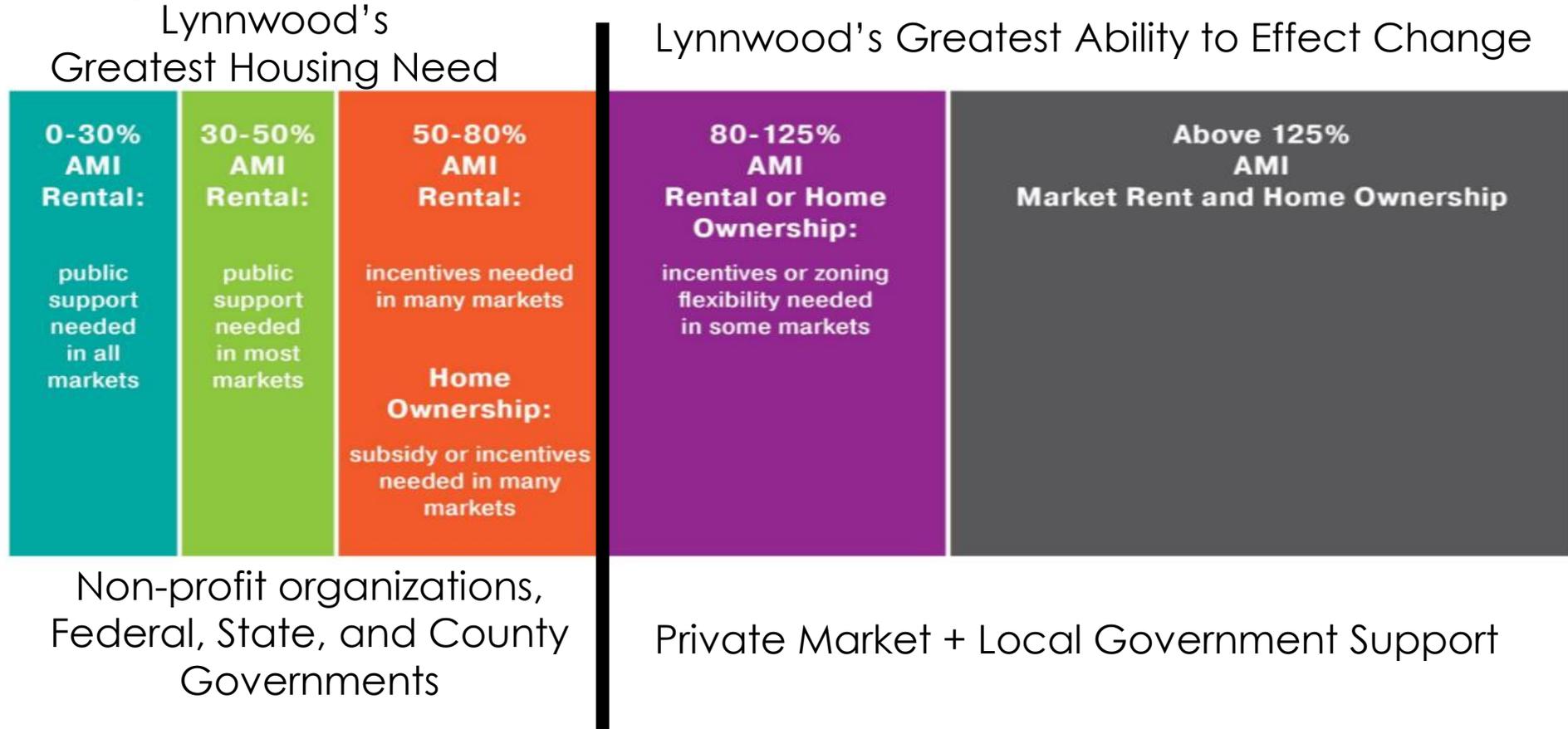
Partner with housing educators, providers, and other groups to find equitable housing solutions and remove systemic barriers.

### PREPARE

Prepare for continued growth and increase quality of life in Lynnwood.

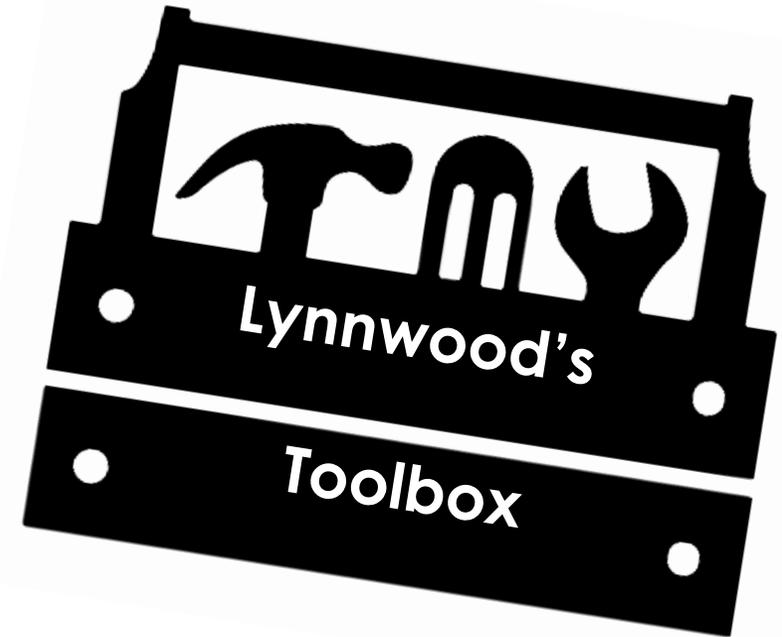
# Different strategies for different needs

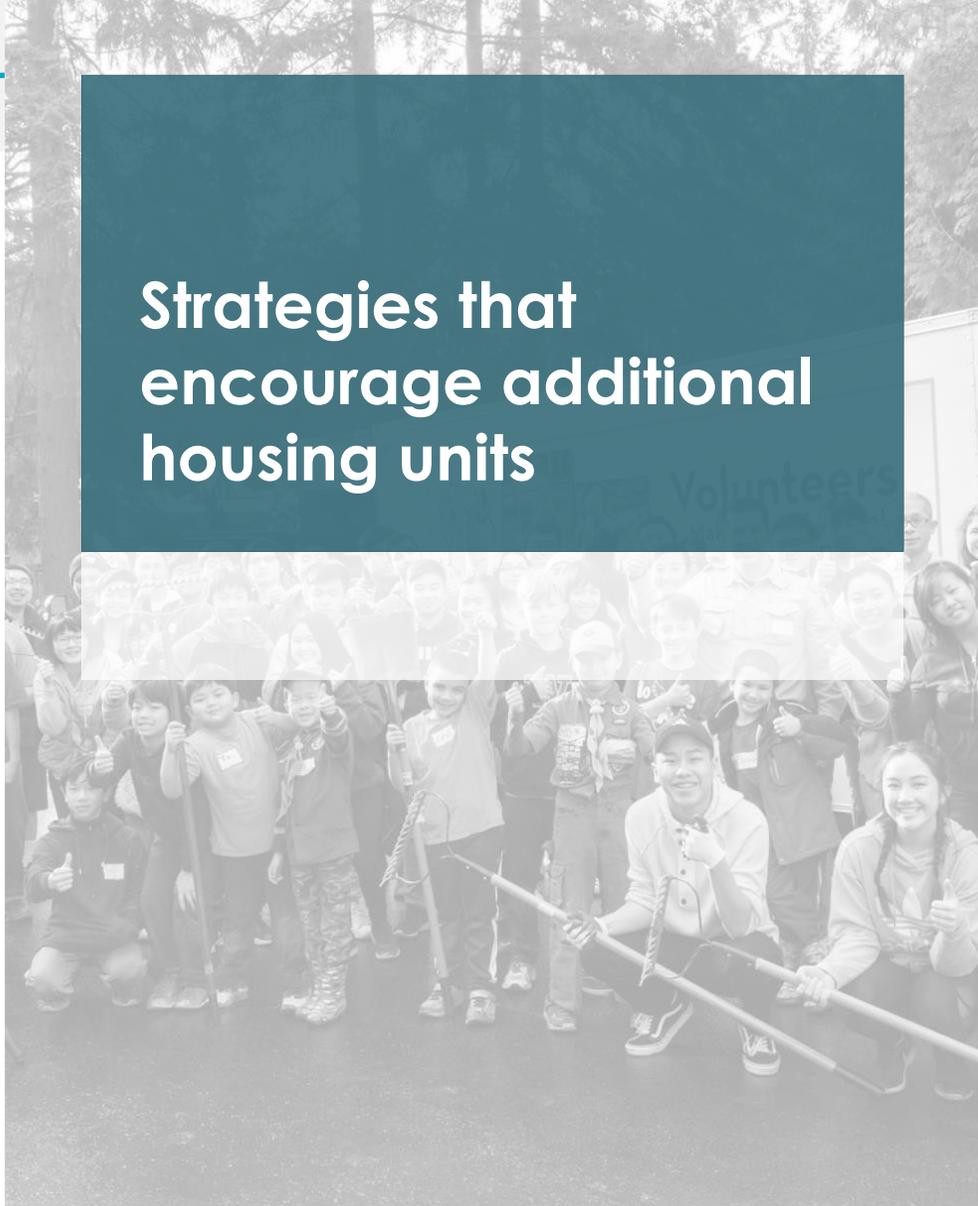
- LOWER housing costs require GREATER public intervention



# Local Government's Role on Addressing Housing Affordability

1. Policy and Regulatory Actions
2. Funding
3. Community Outreach and Engagement



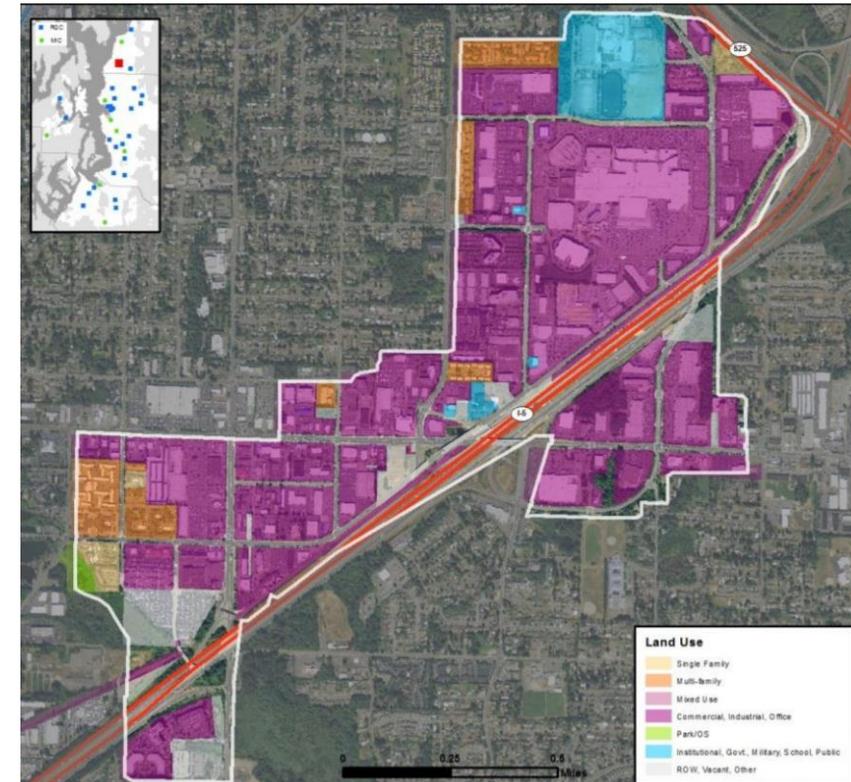


## Strategies that encourage additional housing units

1. Continue growth in the Regional Growth Center (Alderwood and City Center) and along major transportation corridors.
2. Update regulations, design standards, and subarea plans to be more flexible and responsive to changing conditions.
3. Strategically rezone areas to increase missing middle housing, allow for rehabilitation of existing multifamily structures, and reduce barriers to income-restricted units.
4. Revise the Multifamily Tax Exemption (MFTE) program.
5. Partner with local housing providers.

# 1: Continue growth in Regional Growth Center (Alderwood and City Center) and along major transportation corridors.

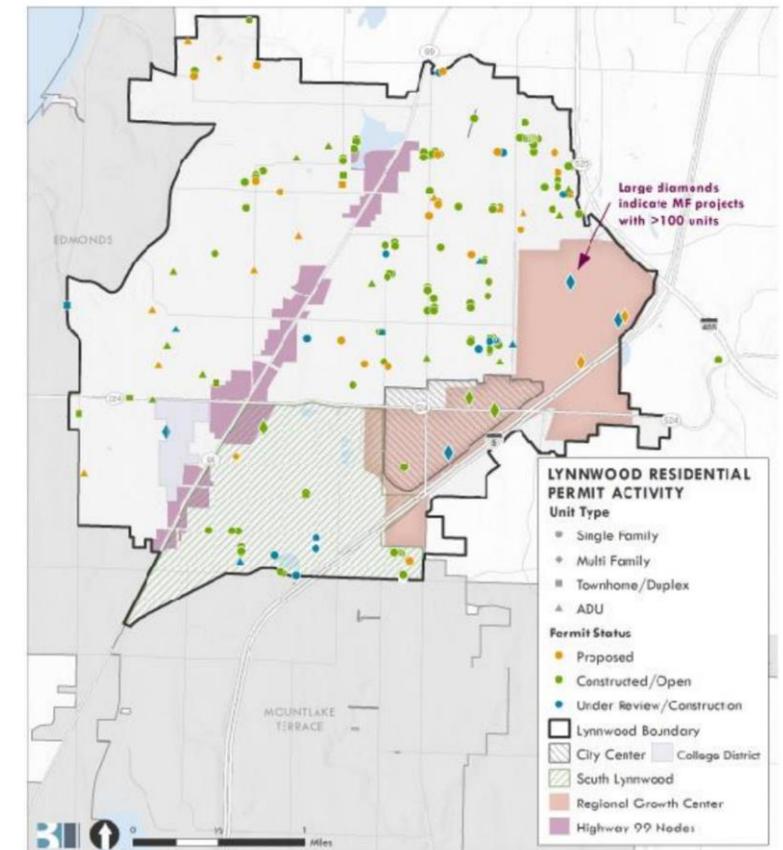
- Revise development standards
- Plan for capital facilities and amenities
- Update design guidelines
- Adopt Planned Action Ordinance(s)



## 2: Update regulations, design standards, and subarea plans to be more flexible and responsive to changing conditions.

- Focus updates on commercial and mixed-use zones
- Revise the Highway 99 and College District subareas
- Remove code barriers and be more flexible/responsive to changing development conditions (ADU, parking, Public zone, uses allowed on church property, etc.)
- Reduce need for development agreements for housing development
- Revise development guidelines

Exhibit 35: Residential Development in Lynnwood, January 2013- March 2020.



Sources: City of Lynnwood, 2020; BERK Consulting, 2020.

### 3: Strategically rezone areas to increase missing middle housing, allow for rehabilitation of existing multifamily structures, and reduce barriers to income-restricted units.

- Comprehensive Plan update – update Future Land Use (FLU) map and rezone properties



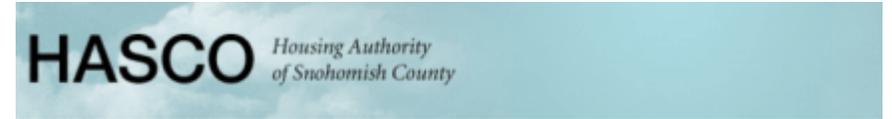
## **4: Revise the Multifamily Tax Exemption (MFTE) program.**

- Streamline process
- Encourage more income-restricted units
- Expand locations



## 5: Partner with local housing providers.

- Participate with regional efforts (AHA, Snohomish County, Housing Hope, Edmonds School District)
- Connect housing providers to resources
- Facilitate development conversations
- Be flexible and responsive to changing market conditions
- Revolving loan fund
- Can use 1406 funds towards new income-restricted units



Snohomish County, Washington





## Strategies that address the increasingly expensive housing market

6. Support third-party purchases of existing affordable housing to keep units affordable.
7. Work with faith-based and non-profit organizations.
8. Develop a rental registry program.
9. Encourage amenities that enhance quality of life.
10. Continue community conversations about housing.

## **6: Support third-party purchases of existing affordable housing to keep units affordable.**

- Support creation of revolving loan fund
- Assist with zoning certification/analysis
- Can use 1406 funds to rehabilitate units



## **7: Work with faith-based and non-profit organizations.**

- Be flexible and responsive to ideas
- Revise public zones to allow for more types of housing
- Can use 1406 funds to fund projects



## 8: Develop a rental registry program.

- Identify program goals, applicability, inspection timelines, and enforcement capabilities

**Rental Property  
Registration**



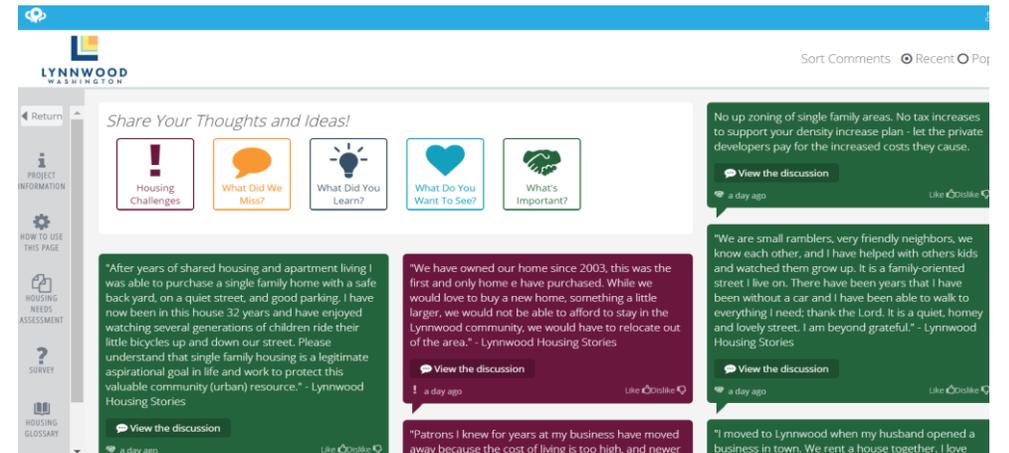
## 9: Encourage amenities that enhance quality of life.

- Code updates to allow outright and incentivize “village” amenities (community meeting spaces, locally owned retail opportunities, etc.)



# 10: Continue community conversations about housing.

- Raise awareness of housing needs and solutions
- Continue and improve engagement and building trust with communities of color, underserved communities, and low-income communities
- Make sure all community voices are represented



## NEXT STEPS

[www.lynnwoodwa.gov/housingactionplan](http://www.lynnwoodwa.gov/housingactionplan)

- **February 11** – Planning Commission Update with Human Services and Diversity, Equity, and Inclusion Commissions
- **Mid-February through Early March** – Draft Housing Action Plan Public Release
- **March** – Planning Commission Briefing + Hearing
- **April** – Council Briefing + Hearing



[www.lynnwoodwa.gov/housingactionplan](http://www.lynnwoodwa.gov/housingactionplan)



## Contact Info

**Kristen Holdsworth, AICP**

☎ 425-670-5409

✉ [kholdsworth@lynnwoodwa.gov](mailto:kholdsworth@lynnwoodwa.gov)

🌐 <https://www.lynnwoodwa.gov/HousingActionPlan>